Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant

Northamptonshire County Council
John Dryden House
8-10 The Lakes
Northampton
Northamptonshire
NN4 7YD

Name and address of agent (if any)

Mr Kulvinder Obhi
Science And Innovation Centre
Bletchley Park
Milton Keynes
Buckinghamshire
MK3 6EB

Part I - Particulars of application

Date of Application
9 August 2016

Application No.
NCC Ref: 16/00032/CCDFUL
KBC Ref: KET/2016/0463

Particulars and location of development
Refurbishment and remodelling of internal accommodation, change of use to B1 & D1 classifications, and elevation enhancements to the 3 storey 1960's building along with external site-wide improvements to the car parking and general access arrangements at William Knibb Centre, Montagu Street, Kettering, Northamptonshire, NN16 8AE.

Part II - Particulars of decision:

The Northamptonshire County Council

Hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:-

1. Time Limit

The development to which this permission relates must be begun not later than the expiration of THREE YEARS beginning with the date of this permission. Written notification of the date of commencement shall be sent to the County Planning Authority within 7 days of such commencement.

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.
2. Scope of Permission

Except as otherwise required by conditions attached to this planning permission the development hereby permitted shall be carried out in accordance with the following approved documents and plans:

a) Application Forms dated 1 August 2016;
b) Design + Access & Planning Statement V2 dated July 2016;
c) Drawing No. NCC002-400 Existing Site Location & Block Plan;
d) Drawing No. NCC002-401Rev A Proposed Site Plan;
e) Drawing No. NCC002-402 Proposed GA Site Reference Plan;
f) Drawing No. NCC002-404 Existing Floor Plans;
g) Drawing No. NCC002-405 Proposed GA Floor Plans;
h) Drawing No. NCC002-407 Existing Elevations 1;
i) Drawing No. NCC002-408 Existing Elevations 2;
j) Drawing No. NCC002-409 Proposed Elevations 1;
k) Drawing No. NCC002-410 Proposed Elevations 2;
l) Drawing No. 12446-1-D External Lighting Plan;
m) Drawing No. 5465-15 Vehicle Swept Path;
n) Arboricultural BS5837 Report dated July 2016;
o) Transport Statement Ref. 5465R001A TS dated June 2016;
p) Travel Plan Ref. NCC TP V1 dated September 2016;
q) Bat Surveys Report dated August 2016;
r) Energy Report Ref. 15-2241 V1.1 Final dated July 2016;
s) Flood Risk Assessment & Drainage Strategy Ref. 5465R001 FRA & Drainage Strategy dated June 2016;
t) Lighting Design Proposal dated 27 November 2015; and
u) Baseline Sound Survey and M&E Plant Assessment dated 3 October 2016.

Reason: For the avoidance of doubt and in the interests of amenity having regard to Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

3. Travel Plan

Prior to the occupation and use of the development, a revised travel plan shall be submitted for approval in writing by the County Planning Authority in consultation with the Highway Authority. The approved travel plan shall be implemented and subsequently reviewed on an annual basis and updated where appropriate with updates to be submitted to the County Planning Authority for approval in writing.

Reason: To reduce the number of car borne journeys related to the development and to encourage the use of means of transport other than the private car having regard to Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

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4. Hours of Construction

Except as may otherwise be agreed in writing by the County Planning Authority all construction works including demolition shall be confined to the hours of 8.00am to 5.30pm Mondays to Fridays and 8.00am to 1.00pm on Saturdays, with no works on Sundays, Bank or Public Holidays.

Reason: To protect the amenities of neighbouring properties from noise and other disturbance having regard to Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

5. Highway Safety

All vehicles entering and leaving the site shall be cleansed of mud and other debris to ensure that there is no nuisance dust and no mud or debris deposited on the public highway.

Reason: To ensure satisfactory access and avoid any adverse impacts on the highway network and highway safety having regard to Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

6. Breeding Birds

Operations that involve the destruction and removal of buildings, trees, shrubs, hedgerow and other vegetation shall not be undertaken during the months of March to September inclusive, unless an ecologist report is submitted to demonstrate that breeding birds will not be affected and this has been submitted to and approved in writing by the County Planning Authority.

Reason: In the interests of biodiversity having regard to Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

7. Protected Species - Bats

No development shall take place until a methodology for the inspection of potential bat features in accordance with section 6.1 of the approved Bat Surveys Report dated August 2016 has been submitted to and approved in writing by the County Planning Authority. The recommendations made in sections 6.1, 6.3 and 6.4 of the approved Bat Surveys Report dated August 2016 shall be implemented in accordance with the approved details.

8. Except as may otherwise be agreed in writing by the County Planning Authority, should the development hereby approved not have commenced until the active season for bats (April to October) in 2017, a further survey of the site shall be carried out to update the Bat Surveys Report previously submitted with the application ref. 16/00032/CCDFUL together with an amended mitigation strategy to mitigate the impact of the development upon bats.

The new survey and mitigation strategy shall be submitted to and be approved in writing by the County Planning Authority prior to the commencement of the

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development hereby permitted and thereafter the development shall be implemented in accordance with the approved ecological mitigation strategy.

Reason for conditions 7 and 8: To make appropriate provision for the management of natural habitat within the approved development in the interests of biodiversity having regard to Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

9. Tree Protection

All trees, hedgerows and shrubs to be retained shall be protected from any development, including site clearance and the storage of earth and materials, by means of appropriate fencing in accordance with the provisions of BS5837:2012. Any tree protective fencing shall be erected before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any Root Protection Area, and the ground levels within those areas shall not be altered, nor shall any excavations be made, without the prior written consent of the County Planning Authority.

Reason: In the interests of amenity protection, landscape character and biodiversity having regard to Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

10. Parking

Prior to the occupation and use of the development, the parking layout shall be provided as shown on the Proposed Site Plan Drawing No. NCC002-401 Rev A.

Reason: In the interests of residential amenity and to avoid adverse impacts on the highway network and highway safety having regard to Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

11. Cycle Parking

Prior to the occupation and use of the development, ten covered cycle racks shall be provided as shown on the Proposed Site Plan Drawing No. NCC002-401 Rev A.

12. The number of cycle spaces provided shall be reviewed annually alongside the Travel Plan (condition 3) and additional covered spaces shall be provided if the results of the annual review demonstrate that there are insufficient numbers of cycle spaces to meet peak demand.

Reason for conditions 11 and 12: To ensure that an appropriate number of cycle spaces are provided and to encourage the use of means of transport other than the private car.

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13. Protection from Noise

In order to protect nearby residential property from external plant noise mitigation measures have been proposed to reduce the impact to an acceptable level. The noise mitigation measures outlined in section 6.4 of the Walker Beak Mason report dated 3 October 2016 reference 4577/A shall be carried out in full. Following completion, no alterations shall be made to the approved structure of the units including roof, doors, windows and external facades, layout of the units or noise barriers without the prior written approval of the County Planning Authority.

Reason: In the interest of residential amenity having regard to Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

14. Contaminated Land

In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the County Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the County Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the County Planning Authority has been given shall development works recommence.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policies 6 and 8 of the North Northamptonshire Joint Core Strategy (2016).

15. External Lighting

The external lighting shown on Drawing No. 12446-1-D External Lighting Plan shall be operated as follows. All lighting shall be switched off between 18.00 to 07.30 Mondays to Fridays and switched off at weekends. The building lighting only shall operate on a passive infrared sensor (PIR) outside of these hours for security purposes.

16. No additional external lighting shall be erected, installed or amended until a scheme has been submitted in writing and approved by the County Planning Authority. The scheme shall include a layout plan that covers all new proposed external lighting and details the proposed beam orientation and schedule of equipment in the design, including luminaire type, mounting height, aiming angles and luminaire profiles. In addition a lighting contour map shall be submitted along with detail of the proposed operating hours for the lighting and how these would be controlled. The approved scheme shall be installed, maintained and operated in accordance with the approved details for the lifetime of the development.

Reason for conditions 15 and 16: In the interests of amenity, ecology, site security and sustainability having regard to Policies 1 and 8 of the North

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17. Complaints

In the event that complaints regarding dust, noise, lighting or other land use planning matters are received by the County Planning Authority from any sensitive receptor, and thereafter notified to the occupier, an assessment of the complaint shall be undertaken by the occupier. A report on the findings, with proposals for removing, reducing or mitigating identified adverse effects resulting from the operation, and a programme for the implementation of remedial measures and works to be undertaken shall be submitted to the County Planning Authority no later than five working days from the receipt of the complaint, unless a later date is otherwise agreed in writing by the County Planning Authority. The approved proposals shall be implemented in accordance with the agreed programme and shall be maintained thereafter.

Reason: In the interests of amenity protection having regard to Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

18. Materials

All external facing materials shall be in accordance with the details submitted unless otherwise agreed in writing with the County Planning Authority.

Reason: To ensure that the proposed development is in keeping with the existing building and does not prejudice the appearance of the locality having regard to Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

POSITIVE AND PROACTIVE MANNER STATEMENT

In determining this planning application, the County Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

INFORMATIVES

1. Prior to the commencement of any site works, all occupiers of potentially sensitive properties surrounding the site should be notified in writing of the nature and duration of works to be undertaken, and the name and address of a responsible person, to whom enquiries/complaints should be directed.

2. If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you

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should contact the Development Control Section, Planning Services, Floor 3, County Hall, Guildhall Road, Northampton, NN1 1AX (Tel. 01604 366130) for advice on the appropriate procedure.

3. The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made.

4. The applicant should be aware that the County Planning Authority requires the noise from any external plant in a noise sensitive location to be a minimum of 5dB(A) below the existing background level of noise, with no significant tonal characteristics. This is to ensure that there is no impact on residential amenity and reduces the likelihood of a cumulative increase in background noise from all developments in the area.

5. The applicant's attention is drawn to the following comments from Northamptonshire Police, which if implemented will reduce the likelihood of crime, disorder and anti-social behaviour occurring:

a) The wall/fence within the red line should be at minimum 1.5m high overall at the lowest point.
b) It would be beneficial if the car parks are secured out of hours with a parking barrier or gate to prevent 'car groups' from using this as a gathering point.
c) External doors including emergency escape doors should comply with the Loss Prevention Certification Board (LPCB) security standard LPS1175 SR 2 or 3 and doors manufactured in accordance with the standard must be installed. All Glazing should be provided with security grade glazing of P2A standard as minimum requirement.
d) All the buildings should have an intruder alarm system installed in compliance with Association of Chief Police Officers (ACPO) Security Alarm Policy. This ensures that the technical aspects of the alarm specification will result in a police response to a confirmed activation on site. I would also suggest an internal alarm that can be zoned. This will allow areas that are not being used to be shut down and protected. While allowing other areas to be used.

Date: 27-10-2016
Signed: [Signature]

For Assistant Director of Environment, Planning and Transport

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